

RETAIL LEASE ASSIGNMENT WREXHAM 39 HIGH STREET



LOCATION

The property is situated in the centre of Wrexham on High Street, which links the established primary retailing area of Hope Street and the new Eagles Meadow Shopping Development Scheme currently under construction. High Street provides a range of traders including restaurants cafes, fashion, banks and estate agents. It also has the benefit of being semi-pedestrianised but offering 24 vehicular access for loading and servicing.

DESCRIPTION

The premises are principally arranged on ground floor level and have the benefit of a good retail frontage and trading area with consulting rooms, wc's and kitchen facilities to the rear. There is also a basement area but at present of restricted use. The approximate dimensions and areas are as follows:-

Internal width	22ft 00in	6.70m
Widening to	26ft 03in	8.00m
Shop depth (max)	38ft 00in	11.58m
Trading area	850 sq ft	79.00m ²
Office / staff room	214 sq ft	19.88m ²
Staff room	88 sq ft	8.20m ²
Kitchen	98 sq ft	9.10m ²
Plus wcs inc disabled		

LEASE

The premises are held for a term of 10 years from 28th September 2004 and subject to a rent review in September 2009. The tenant is effectively responsible for full repair and insurance.

Details Dated 14.08.08
Ref: Richard Bolton, RWB / MH
e-mail richard@boltonbirch.com



RENT

£22,500 per annum.

PREMIUM

Offers sought for the remaining leasehold interest.

RATES

It is understood from the Valuation Office Agency, that the premises are assessed as follows :-

Rateable value	£18,000
Rates payable 2008/ 2009	£ 8,388

LEGAL COSTS

The purchasing party will be responsible for the Vendors reasonable legal costs incurred in the assignment.

VIEWING

By prior appointment through the sole retained agents, Bolton Birch.

SUBJECT TO CONTRACT

